



BOARD OF APPEALS

Town of Arlington

Arlington, Massachusetts 02476

51 Grove Street
Telephone (781) 316-3396

DRAFT

Date: May 12, 2020

Time: 7:30 PM

Location: Remote Hearing, Zoom ID # 920 6494 5570

Minutes:

Attendance: Christian Klein R.A., Chair, Roger DuPont Esq, Shawn O'Rourke, Esq, Kevin Mills, Steve Revilak, Aaron Ford, Peter Buckley, Legal, Richard Vallarelli, Administrator, Lee Teebagy, Thomas Teebagy, Chris Loreti, Don Seltzer.

1) Mr. Klein, Chair, opened the meeting and asked all to identify themselves. He welcomed our new associate member Mr. Aaron Ford. After reviewing the rules for remotely conducted meetings, the meeting got underway.

2) **Docket # 3620 84 Oxford Street:** Mr. Klein gave a brief history of the request for the Special Permit. After Mr. Klein's remarks, the petitioners were invited to speak. Thomas Teebagy and his wife plan on moving into the property to assist with Mr. Teebagy's elderly mother. The house is in minor disrepair and needs some work. The plan was to increase the living space of the structure by way of a dormer addition. Because the property did not meet the "Open Space Usable" criteria, a Special Permit would be required. Mr. Klein asked if there were any questions from the audience. Mr. Loreti questioned the advertising protocol, roof pitch, and section of Zoning Bylaw. All of Mr. Loreti's concerns were duly noted. At the end of the hearing the Board found in favor of the request and approved the Special Permit with conditions. (see "Decision of the Board" for details)

SO VOTED: 5-0

3) **Members Vote:** Acceptance of Meeting Minutes from ZBA remote hearing on April 14, 2020. After a motion to approve the Meeting Minutes was made by Mr. DuPont, the Board agreed and the minutes were approved. Mr. Klein noted that once the minutes are approved, they

could be deleted from the town server. Mr. Hanlon expressed approval of the minutes prior to this hearing.

SO VOTED: 5-0

4) Members Vote: Approval of Decision for 41 Westminster Avenue. The draft decision was edited for accuracy and re-submitted to the members for their review. Mr. Klein reported that the request was in fact for a Variance not a Special Permit. Mr. O'Rourke made a motion to approve, Mr. Mills seconded. Mr. Hanlon previously approved the edits.

SO VOTED: 5-0

5) Comprehensive Permits: Mr. Klein presented an update on Thorndike Place. The Board felt that due to the complexity and popularity of this project, it would be very difficult to hear this case remotely. Mr. Revilak had questions but told the Board that he would submit them via e-mail to the Chair. Mr. DuPont and Mr. O'Rourke expressed their desire to meet with the town's special counsel to discuss the project. Mr. Klein reported that after a discussion with Mr. Heim, they expect that the petitioner may want to move forward via Zoom. Mr. Mills suggested that the hearing be held outdoors similar to the Town Meeting format. Mr. Buckley reported that the town has retained a company (BETA Group) that is proceeding with testing and additional traffic studies. Mr. Klein reported that at this time we are waiting for Governor Baker's decision regarding public meetings. The hearing is scheduled for June 9, 2020 and as of today May 15, 2020, the hearing has not been postponed.

6) Postponed Hearings: Mr. Klein presented an update of the hearings that were scheduled prior to the Covid emergency. Some would have to be re-advertised but some could go forward. The Board set a tentative date of May 26, 2020 for the next hearing. Please refer to Agenda for details.

At 9:30 PM, Mr. Klein asked for a motion to adjourn. Mr. Mills made that motion, Mr. O'Rourke seconded.